

## Committee of the Whole (2) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 1

**TITLE: NASHVILLE (BARONS) DEVELOPMENTS INC.  
19T-17V008  
ALLOCATION OF SERVICING CAPACITY**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To request formal approval from Council for the allocation of servicing capacity to this draft plan approved development application pursuant to the City's Servicing Capacity Distribution Policy.

**Report Highlights**

- To recommend distribution of servicing capacity to this development application
- Formal allocation of servicing capacity permits staff to clear the "No Pre-Sale" Agreement condition and Holding Symbol ("H") provision related to the municipal servicing scheme and lot creation for the Lands

**Recommendation**

1. "THAT Draft Plan of Subdivision File Number 19T-17V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 50 single-family residential units (179 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

## **Background**

Council on June 19, 2018, recommended that Draft Plan of Subdivision 19T-17V008 be approved. At that time, Regional servicing capacity for a total of 50 single-family residential units (179 persons equivalent) was “Reserved” to the plan along with draft plan approval conditions tied to the allocation of servicing capacity. One of the conditions of draft plan approval required the Owner enter into an agreement with the City of Vaughan committing the Owner to not enter into any agreements of purchase and sale with end users for the Plan until unrestricted Regional sewage and water servicing capacity be formally allocated by Council. As well, the Lands within the plan were zoned with a Holding Symbol (“H”) until the proposed water, wastewater and stormwater servicing scheme for the Lands were approved by the City’s Development Engineering Department in a Functional Servicing Report prepared by the Owners Consultant, and Lot 27 consolidated with a property purchased from York Region (York Region Well lands) to create a buildable lot, to the satisfaction of the City.

## **Previous Reports/Authority**

[https://vol.vgn.cty/departments/OCC/Council%20Secretariat/Extracts%20Library/2018/Committee/21cw0605\\_18ex\\_full.pdf](https://vol.vgn.cty/departments/OCC/Council%20Secretariat/Extracts%20Library/2018/Committee/21cw0605_18ex_full.pdf)

## **Analysis and Options**

Draft Plan of Subdivision File Number 19T-17V008 was approved by Vaughan Council on June 19, 2018. Since then, the Owner has fulfilled its obligations to the City related to sewage servicing and water supply for the Plan and purchase and consolidation of properties to form a buildable lot.

## **Financial Impact**

There are no requirements for new funding associated with this Report.

## **Broader Regional Impacts/Considerations**

Regional servicing capacity allocated to this draft plan is available and unrestricted

## **Conclusion**

The Functional Servicing Report prepared by Schaeffers Consulting Engineers dated July 2020 was approved by the City’s Development Engineering Department and the required land acquisition from York Region by the Owner, and creation of a building lot have been completed to the satisfaction of the City’s Development Engineering Department.

Therefore, it is appropriate to allocate Regional sewage and water servicing capacity to this development application.

**For more information**, please contact Frank Suppa, Director, Development Engineering (Ext.8255).

### **Attachment**

1. Location Map

### **Prepared by**

Tony Artuso, Senior Engineering Assistant, Ext. 8396

Augusto Nalli, Manager, Development Engineering, Ext. 8239

Frank Suppa, Director, Development Engineering, Ext. 8255

### **Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri  
Deputy City Manager  
Infrastructure Development

### **Reviewed by**

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Jim Harnum  
City Manager